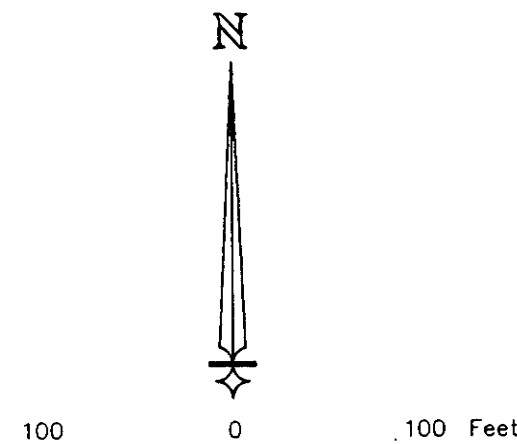


A SUBDIVISION OF TAX LOT 254 LYING IN THE SW1/4 OF THE  
NE1/4 OF SECTION 14, TOWNSHIP 18 NORTH, RANGE 11 EAST  
OF THE 6th P.M., WASHINGTON COUNTY, NEBRASKA



SCALE:

ONE INCH = 100 FEET

- △ Subdivisional Corner Found
- 1/2" Rebar Found
- 5/8" Rebar Found
- 5/8" Rebar With Plastic Cap  
Stamped LS-382 Set
- ... Setback Lines

\*\*\* DEDICATION \*\*\*

KNOW ALL MEN BY THESE PRESENTS THAT: LMP Enterprises, LLC, Michael T. Patak, President and LuAnne L. throp, Vice President, being the sole owner of the land described within the Land Surveyor's Certificate and embraced within this plat, have caused said land to be subdivided into lots and streets to be numbered and named as shown hereon, said subdivision to be hereafter known as "BOULDER RIDGE SUBDIVISION", an addition to the City of Blair, Nebraska; and do hereby ratify and approve of the disposition of said property as shown on this final plat; and do hereby dedicate to the public the street as shown hereon; and do hereby grant a perpetual easement to the Omaha Public Power District, to the Blair Telephone Company, and Huntel Communications and to any company which has been granted a franchise under the authority of the City Council of Blair, Nebraska, to provide a Cable Television System in the area to be subdivided, their successors and assigns, to erect, operate, maintain, repair and renew pole, wires, crossarms, downguys, and anchors, cables, conduits, and other related facilities; and to extend thereon wires or cables for the carrying and transmission of electric current for light, heat, and power, and for the transmission of signals and sounds of all kinds including signals provided by cable television systems, and the reception thereon, over, through, under and across a five foot (5') wide strip of land abutting the front and side boundary lot lines; and an eight foot (8') wide strip of land abutting the rear boundary lines of all lots. We do further grant a perpetual easement to the City of Blair, and Peoples Natural Gas Company, their successors and assigns, to erect, install, operate, maintain, repair and renew, pipelines, hydrants, and other related facilities, and to extend thereon pipes for transmission of gas water on, through, under and across a five foot (5') wide strip of land abutting all streets. No permanent buildings, trees, retaining walls, or loose rock walls shall be placed in the above described easement ways, but the same may be used for gardens, shrubs, landscaping, and other purposes that do not then or later interfere with the aforesaid uses or rights herein granted.

This plat of "BOULDER RIDGE SUBDIVISION" was approved by the City Planning Commission of the City of Blair, Washington County, Nebraska, on this \_\_\_\_\_ day

**Chairman**

This plat of "BOULDER RIDGE SUBDIVISION" was approved by the City Council of the City of Blair, Washington County, Nebraska, on this \_\_\_\_\_ day

Mayor

ATTEST: \_\_\_\_\_  
Blair City Clerk

This is to certify that I find no regular taxes due or delinquent against the property described in the Surveyor's Certificate and embraced within this plat as shown by the records of this office on this                      day

Washington County Treasurer

Michael T. Patak, President,  
LMP Enterprises, LLC

LuAnne Lathrop, Vice-president,  
LMP Enterprises, LLC

STATE OF NEBRASKA )

WASHINGTON COUNTY )  
On this \_\_\_\_\_ day of \_\_\_\_\_, 2003 AD.,  
before me a Notary Public in and for said County, personally appeared  
the above named Michael T. Patak, President and LuAnne Lathrop, Vice-president  
of LMP Enterprises, LLC, who are known to me to be the identical persons whose  
names are affixed to the Dedication on this plat, and they acknowledged the  
execution thereof to be a voluntary act and deed.  
WITNESS my hand and official seal the date last  
aforesaid.

NOTARY PUBLIC  
My commission Expires: \_\_\_\_\_ (Date)

**LEGAL DESCRIPTION:**  
All of Tax Lot 254, lying in the SW1/4 of the NE1/4 of Section 14, Township 18 North, Range 11 East of the 6th Principal Meridian, Washington County, Nebraska, and more particularly described as follows:

Beginning at an iron found at the southwest corner of Tax Lot 254, lying in the SW1/4 of the NE1/4 of Section 14, Township 18 North, Range 11 East, and on the easterly right-of-way line of U.S. Highway 30; thence N 02°05'36" E (assumed bearing) along the westerly line of said Tax Lot 254, along said easterly highway right-of-way line, a distance of 170.62 feet to an iron found; thence continuing along said westerly tax lot line, along said easterly highway right-of-way line N 16°36'45" W a distance of 83.90 feet to an iron found; thence N 88°57'36" E along the north line of said Tax Lot 254 a distance of 216.15 feet to an iron found; thence N 01°15'47" W along the westerly line of said Tax Lot 254 a distance of 205.63 feet to an iron found; thence N 88°20'49" E along the northerly line of said Tax Lot 254 a distance of 329.57 feet to an iron found at the northeast corner of said Tax Lot 254; thence S 01°30'19" E along the easterly line of said Tax Lot 254 a distance of 177.71 feet to an iron found at the southeast corner of the NE1/4 of the SW1/4 of the NE1/4 of said section 14; thence S 01°19'05" E along said easterly tax lot line a distance of 278.68 feet to an iron found at the southeast corner of said Tax Lot 254; thence S 88°32'06" W along the southerly line of said Tax Lot 254 a distance of 534.52 feet to the Point of Beginning, and containing 4.61 acres, more or less.

**TEMPORARY CUL-DE-SAC EASEMENT OVER LOT 1:**

A tract of land, irregular in shape, over a portion of Lot 1 in Boulder Ridge Subdivision, that portion lying in the SW¼ of the NE¼ of Section 14, Township 18 North, Range 11 East of the 6th Principal Meridian, Washington County, Nebraska and more particularly described as follows:


From an iron found at the southwest corner of Tax Lot 254; thence N 02°05'38" E (assumed bearing) along the westerly line of said Tax Lot 254 a distance of 170.62 feet to an iron found; thence N 16°36'45" W along said westerly tax lot line a distance of 80.90 feet to a point on the northerly right-of-way line of Ridgeview Road, as platted and recorded in Boulder Ridge Subdivision; thence N 88°57'36" E along said northerly road right-of-way line a distance of 216.15 feet; thence continuing along said northerly road right-of-way line S 01°15'47" E a distance of 10.00 feet; thence continuing along said northerly road right-of-way line N 88°57'36" E a distance of 11.10 feet to a point on a 62.5 foot radius curve to the right and the Point of Beginning; thence easterly along said 62.5 foot radius curve to the right an arc distance of 133.77 feet to a point on said northerly road right-of-way line, said curve having a chord bearing of N 88°57'36" E and a chord distance of 109.66 feet; thence S 88°57'36" W along said northerly road right-of-way line a distance of 109.66 feet to the Point of Beginning.

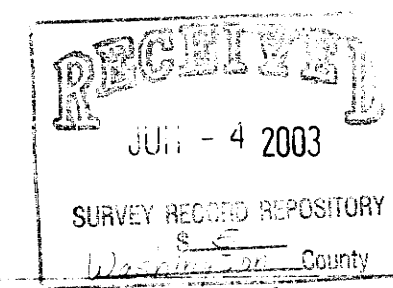
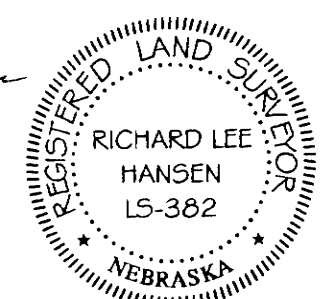
**TEMPORARY CUL-DE-SAC EASEMENT OVER LOTS 2 AND 3:**


A tract of land, irregular in shape, over a portion of Lots 2 and 3 in Boulder Ridge Subdivision that portion lying in the SW1/4 of the NE1/4 of Section 14, Township 18 North, Range 11 East of the Principal Meridian, Washington County, Nebraska, and more particularly described as follows:

From an iron found at the southwest corner of Tax Lot 254; thence N 02°05'38" E (Assumed Bearing) along the westerly line of said Tax Lot 254 a distance of 170.62 feet to an iron found; thence N 16°36'45" W along said westerly tax lot line a distance of 11.23 feet to a point on the southerly right-of-way line of Ridgeway Road as platted and recorded in Boulder Ridge Subdivision; thence N 88°57'36" E along said southerly road right-of-way line a distance of 207.79 feet the Point of Beginning; thence continuing N 88°57'36" E along said southerly road right-of-way line a distance of 109.66 feet to a point on a 62.5 foot radius curve to the right; thence westerly along said 62.5 foot radius curve to the right an arc distance of 133.77 feet, said curve having a chord bearing of S 88°57'36" W and chord distance of 109.66 feet, to the Point of Beginning.

I hereby certify that the survey shown and described hereon was made under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Nebraska.

  
Richard L. Hansen  
Registered Land Surveyor  
Registration No. LS-382  
Date: March 7, 2003  
Client: LMP Enterprises, LLC  
Job No.: 03-003



 <div data-bbox="2514 1974 2569 1994"> <h1>BESCO</h1> </div>	<p>BLAIR ENGINEERING &amp; SURVEYING CO. INC. 936 GRANT ST., P.O. BOX 100 BLAIR, NEBRASKA, 68008-0100 (402) 426-9414</p>
<p>JOB NO.: 03-003</p>	<p>FILE NO.: C:\NEPI4\PROJECTS\030003\03-003.DWG</p>
<p>Client: M&amp;P ENTERPRISES, INC.</p>	<p>Drawn By: KSF      Date: 03/1/03</p>